

AGENDA
Zoning Board
Borough of Rumson
January 15, 2019
7:30 P.M.

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. Reorganization:

Swearing in of new and reappointment of current of Zoning Board Members

Election of Chairman

Election of Vice Chairman

Resolution to appoint the Zoning Board Attorney

Resolution to appoint the Zoning Board Engineer

Meeting Schedule 2019

2. The continued application of **Sean & Murielle Walsh**, 14 Rosalie Avenue (Block 63, Lot 2, R-6 Zone) to expand the existing second floor and widen the existing attached garage two (2) feet at the existing premises. The residence is currently non-conforming in Front Setback 30 feet Required; 29.8 feet Existing, Side Setback Required one side 9 feet and total of 25 feet / Existing one side 7.5 feet and total of 15.3 feet, Rear Setback 35 feet Required; 30.9 feet Existing, Maximum Building Coverage 1,975 sf. Permitted; 2,782 sf. Existing and Maximum Floor Area 3,308 sf Permitted; 3,353 sf. Existing. Based on the Board's review and discussion relative to this application at the December 18, 2018 meeting the applicant submitted a revised Architectural Plan by Paul A. Damiano, Architects, LLC, 3 sheets, dated 10/05/18, revised 12/26/18. Revised plans retain the first floor garage expansion of 27 sf. The proposed second floor expansion adds 163 sf. to create a bedroom and converts the existing study to a bath / closet. New construction will increase the non-conformity in Maximum Building Coverage 1,975 sf. Permitted; 2,782 sf. Existing; 2,809 sf. Proposed and Maximum Floor Area 3,308 sf Permitted; 3,353 sf. Existing; 3,543 sf. Proposed.

3. The continued application of **Marino Mazzei**, 3 Hill Pond Lane (Block 93, Lot 16.07, R-1 Zone) to construct a cabana and remove existing non-conforming front entrance driveway piers at the existing premises. The property is currently non-conforming in Lot Width and Frontage 200 feet Required; 32.17 feet Existing and Interior Lot Shape 115 feet Required; Lot shape is non-compliant. The residence is currently non-conforming in Front Setback 100 feet Required; 92.3 feet Existing Side Setback Required one side 42 feet and total sides of 84 feet; Existing one side 40.9 feet and total sides of 225.9 feet., Maximum Building Coverage 6,304 sf. Permitted; 6,816 sf. Existing and Maximum Floor Area 10,280 sf. Permitted; 11,385 sf. Existing. New construction will increase non-conformity in Maximum Building Coverage 6,304 sf. Permitted; 8,106 sf. Proposed, Maximum Floor Area 10,280 sf. Permitted; 13,347 sf. Proposed and create non-conformity in Maximum Lot Coverage 17,229 sf. Permitted; 18,516 sf. Proposed.

AGENDA
Zoning Board
Borough of Rumson
January 15, 2019
7:30 P.M.

4. The David & Rebecca Leckstein, 86 Rumson Road (Block 97, Lot 40, R-1 Zone) to remove the existing in-ground pool and patio, partial demolition of existing residence removing kitchen, mudroom, family room, and attached three (3) car garage and re-construct. Construct a new detached six (6) car garage located in the front yard at the existing premises. The residence is currently non-conforming Side Setback Required one side 59 feet and total sides of 137 feet; Existing one side 13.1 feet and total sides of 185.2 feet; Proposed one side 11.9 feet and total sides of 184.0 feet and Existing residence is three (3) stories; Permitted two and a half (2.5) stories. New construction will create non-conformity in having an accessory building located in a front yard between residence and street, ground floor area of all accessory buildings may not exceed 30% of the ground floor area of the principal building 1,988 sf. Permitted; 2,098 Proposed, Accessory with a ground floor area greater than 1,400 sf. require principal setbacks. Side Setback Required one side 59 feet and total sides of 137 feet; Proposed one side 15 feet and total sides of 328.9 feet and Garage space for automobiles 5 spaces Permitted; 9 spaces Proposed.

5. The application of Andrew & Anne Pecora, 31 Shrewsbury Drive (Block 135, Lot 3, R-2 Zone) to maintain the existing accessory building (Guest House) located in the front yard. Resolution approved February 21, 2017 to raze the existing single-family residence, in-ground pool and a portion of the existing cabana that would be renovated and remain and construct a new single-family residence and in-ground pool. A condition of the Resolution permitted the existing secondary residential building (guest house), which is a pre-existing non-conforming use, located in the front yard would be used as a residence during the construction of the new principal residence and then razed.

ADMINISTRATIVE:

Approval of December 18, 2018 Minutes

State Shorthand Reporting Service